PREPARED BY (AND RETURN TO):

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W & I Ref:(_gj__) Title No: 48401
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/28/06 12:24 2 pgs
Fees:13.00 Taxes:954.60
20061228-0160196

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Paul Goza 5121 Wilmar Drive Nashville, Tennessee 37220	FRANKLIN AMERICAN MORTGAGE COMPANY 501 CORPORATE CENTRE DRIVE, SUITE 400 FRANKLIN, TN 37067

TAX MAP-PARCEL NUMBERS: 14615002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$258,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen D. Patton and spouse, Bethany L. Patton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Paul Goza , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Haileywood Estates, Section VII of record in Book 2330, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen D. Patton and Bethany L. Patton by deed from Matt Bronleewe and wife, Karin Bronleewe of record in Doc. No. 20040416-0043112, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330 Page 104, said Register's Office, which Plan shows a 40 foot minimum building setback line from Wilmar Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 5121 Wilmar Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2006.

Stephen D. Patton

Bethany L. Patton

State of TENNESSEE
County of DAVIDSON

On this 22nd day of December, 2006 , before me the undersigned authority, personally appeared Stephen D. Patton and Bethany L. Patton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Sworn and subscribed before me this the 22nd day of December, 2006

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
STATE OF TENNESSEE

My Commission Expires: October 20, 2008

Notary Public